

Development Feasibility Report

36 Market Street, Harcourt

Client

Deborah & Matthew Carpenter

Issued

30/04/2020



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Revision Table

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01	Issued to Client	30/04/2020	KM

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1 INTRODUCTION

Beveridge Williams is pleased to provide a preliminary desktop assessment of 36 Market Street, Harcourt for the current land owners or future purchasers of the land who wish to understand the site's overall development opportunities and constraints.

This report summarises the provisions of the Mount Alexander Planning Scheme applicable to the land and outlines:

- Key location and site features
- Current and future strategic planning context
- Current and Future Development Opportunities
- Servicing considerations
- Summary of identified environmental and land constraints, including flooding, cultural heritage and potential for contamination based on high level assessments.

Note: This report does not address any development contributions anticipated for development of the land as the land is subject to further strategic work and may be incorporated into a future Development Control Plan (DCP), which will be developed through public consultation and a formal amendment to the Mount Alexander Planning Scheme.

Property Address Details	36 Market Street, Harcourt Market Street, Harcourt
Title Particulars	36 Market Street, Harcourt Crown Allotment 4, Section 7A, Township of Harcourt, Certificate Title of Vol. 11557, Folio 953
	Market Street, Harcourt Crown Allotment 5, Section 7A, Township of Harcourt, Certificate Title of Vol. 11557, Folio 954
Restrictive Covenants	Crown Allotment 4 <i>No Restrictive Covenants (one mortgage registered)</i>
	Crown Allotment 5 <i>No Restrictive Covenants</i>
Total Area (Approximate)	Crown Allotment 4 – 1.471 hectares Crown Allotment 5 – 1.603 hectares Total 3.074ha total site area (based on title dimensions)
Strategic Planning Framework	The policies of the Mount Alexander Planning Scheme apply
Current Zoning	Farming Zone (both properties)
Current Overlay Controls	No overlays currently affect the properties.
Proposed Zoning	General Residential (subject to planning scheme amendment)
Proposed Overlays	Environmental Significance Overlay Design and Development Overlay Development Contribution Plan Overlay Development Plan Overlay (all subject to planning scheme amendment)
Native Vegetation & Flora and Fauna	No technical assessments have been undertaken to inform this opinion, but a review of satellite imagery viewed on NEARMAP indicates the site is predominantly cleared with scattered trees along the site's perimeter, surrounding the dwelling, and within the waterway environs. At the time of preparation of any planning application a detailed Flora and Fauna Assessment can be undertaken to inform any removal or retention requirements and the payment of any relevant offset requirements.
Aboriginal Heritage	Due to the site's proximity to a tributary of Barkers Creek (a designated waterway) all of the subject land is located within an area of Cultural Heritage Sensitivity. It is anticipated any proposed subdivision, or buildings and works considered a high impact activity, will trigger a requirement to prepare a Cultural Heritage Management Plan.
Bushfire Prone Area	The land is located within a Bushfire Prone Area which is administered within the Building Regulations. A Building Surveyor will review and approve any dwellings being constructed to the appropriate BAL rating.

2 SUBJECT SITE AND SURROUNDING AREA

2.1. Subject Site 1 – Crown Allotment 4

Formally described as Crown Allotment 4, Section 7A, Township of Harcourt, and contained Certificate Title of Vol. 11557, Folio 953, the subject site has a rectangular shape with a frontage of 161.74 metres to Market Street along its southern boundary, a frontage of 90.93 metres to an unmade Government Road to the east, and an area of 1.471 hectares.

The subject site is not restricted with any easements or covenants and currently contains a dwelling along with a number of associated outbuildings located in the south-west portion of the subject site.

The subject site appears from aerial photographs to contain some established vegetation, consisting mostly of scattered trees located along the site's southern boundary, and surrounding the dwelling.

The subject site is located on the northern side of Market Street as shown within the red-line boundary in Figure 1.

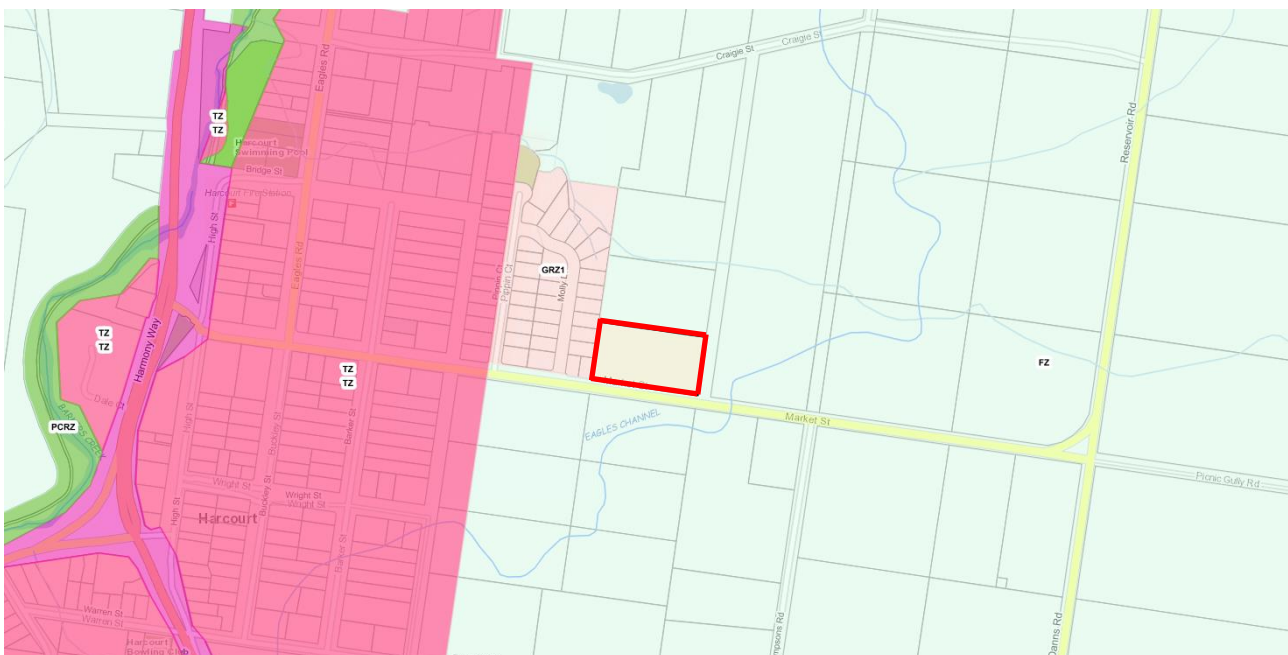


Figure 1: Site Location. Image Source: LASSI



Figure 2: Site Aerial Photo. Image Source: Nearmap

2.2. Subject Site 2 – Crown Allotment 5

Formally described as Crown Allotment 5, Section 7A, Township of Harcourt, and contained Certificate Title of Vol. 11557, Folio 954, the subject site has a rectangular shape with a frontage of 100.58 metres to an unmade Government Road to the east, and an area of 1.603 hectares.

The land is not restricted with any easements or covenants and is currently vacant of buildings or structures.

Although the subject site has abuttal to a Government Road, this road has not been constructed and there is no formed road access to the subject site.

A designated waterway (a tributary of Barkers Creek) impacts the northern portion of the subject site, with the potential for inundation within the waterway environs during a flood event.

The subject site appears from aerial photographs to contain stands of vegetation within the waterway environs, as well as some scattered trees.

The subject site is located to the north of Market Street as shown within the red-line boundary in Figure 3.

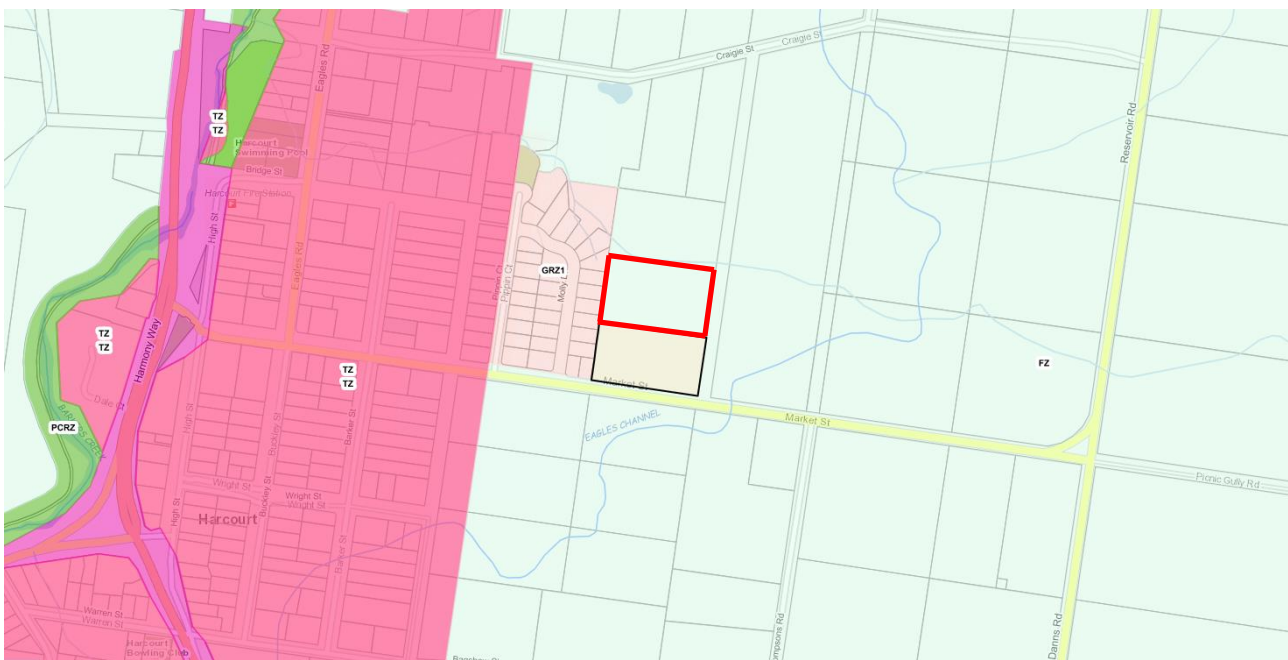


Figure 3: Site Location. Image Source: LASSI



Figure 4: Site Aerial Photo. Image Source: Nearmap

2.3. Regional Spatial Context

The subject is located 700metres (approx.) east of the Harcourt town centre, and 2km east of the Calder Freeway, providing easy access to Melbourne and Bendigo.

The subject land is currently zoned farming however is located within the residential growth area and expanded township boundary in the Harcourt Framework Plan (Draft Plan Harcourt, September 2019).

The land immediately to the west is zoned general residential and is currently undergoing subdivision development, with standard residential lots ranging in size from 630 - 900m² (approx.), along with some larger residential lots within the waterway environs ranging in size from 1,200 - 5,300m² (approx.).



Figure 5: Regional Context Map. Image Source: Draft Plan Harcourt

Land to the north, east and south is zoned farming. The Draft Harcourt Framework Plan indicates that the zoning is to remain as farming. The land is used for a range of agricultural and horticultural purposes including grazing, cropping, vineyard and orchards. There appears to be a buffer of approximately 180 metres between the subject land and existing horticultural uses to the east. The land immediately to the south (across market Street) is heavily vegetated.



Figure 6: Site Context Location. Image Source: LASSI

3 PLANNING CONTROLS

3.1. Plan Harcourt and Future Planning Scheme Amendment

Plan Harcourt is a Council-led project stemming from work previously done in the Loddon Mallee South Regional Growth Plan 2014 and involving extensive community engagement. It seeks to facilitate planned growth within the Harcourt township.

The Plan Harcourt project developed a Harcourt Framework Plan to ensure development is cohesive with the outcomes sought for the township, highlighting the need to balance residential land supply with the protection of the preferred village character, and the protection of commercial, farming and industrial land.

It is anticipated that the Harcourt Framework Plan will be incorporated into the Mount Alexander Planning Scheme in due course. At the time of writing, Council's strategic planning team were still reviewing submissions to the draft Plan Harcourt and considering whether changes should be made to the proposed new policy and/or the framework plan. Council's strategic planning department advised that there would be targeted consultation which would provide an invaluable opportunity for input.

Following this review process, a final Plan Harcourt will be presented to Council for adoption, and an amendment will be prepared to integrate the new policy and framework plan into the planning scheme. A formal public exhibition process will occur separately when a planning scheme amendment has been prepared.



Figure 7: Harcourt Framework Plan. Image Source: Draft Plan Harcourt

As shown in Figure 7 above, the subject land is located within the residential growth area and is proposed to be rezoned to General Residential Zone.

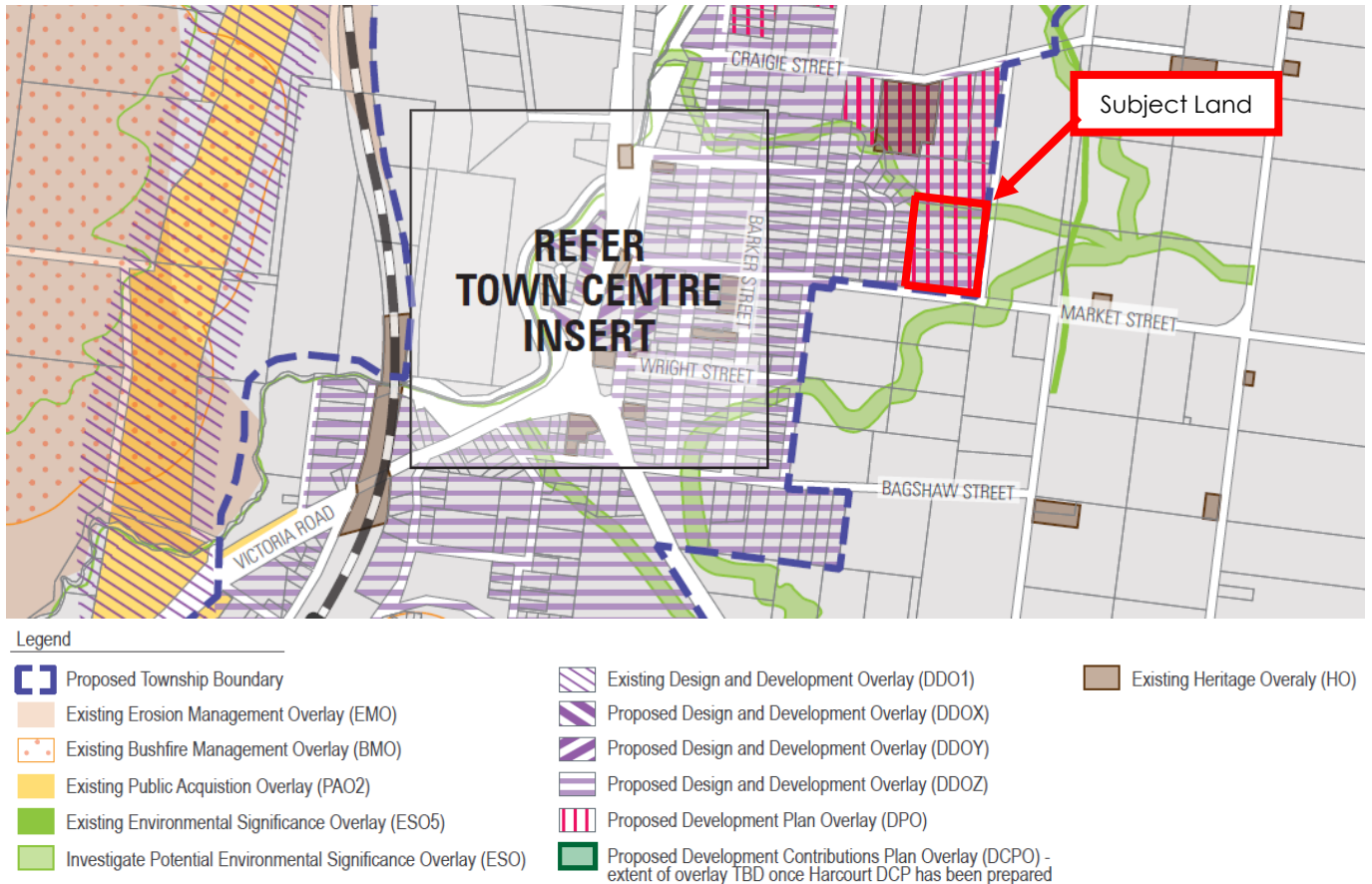


Figure 8: Harcourt Framework Plan. Image Source: Draft Plan Harcourt

As shown in Figure 8 above, the following overlays are proposed for the subject land:

- Design and Development Overlay (DDOZ)
- Development Plan Overlay (DPO)
- Potential Environmental Significance Overlay
- * It is also likely that the land will be affected by a Development Contribution Plan Overlay.

A summary of the purpose of each overlay is provided below:

Design and Development Overlay

To ensure that the preferred village character is protected and enhanced, there is a need for planning policies to guide future design and development. A schedule is proposed to promote a sense of openness in future residential areas and protect views to Leanganook/Mount Alexander. The schedule will likely include requirements for wide setbacks (distance between a building and the lot boundary), minimal building site coverage, specifying fence types, and limiting building height.

Development Plan Overlay

Applicable to the land within the new residential growth areas (land to be rezoned from Farming Zone to General Residential Zone) to ensure that residential development:

- is managed, coordinated, and has regard to an agricultural buffer, public open space and community infrastructure needs;
- considers bushfire and flood risk; and
- retains significant, large old native trees.

Due to the potential for land use conflict at the residential / farming zone interface, the Draft Plan Harcourt document indicates that the new residential land on the eastern fringes of Harcourt will require a buffer to be incorporated into the design of future development.

The current policy at Clause 22.05 seeks to maintain a minimum 300 metre distance between dwellings and agricultural land and discourage residential development that may be affected by agricultural chemical spray drift.

Follow up with Council's strategic planning department indicated that further technical input is still being sought. It is understood that environmental and topographical features, including prevailing winds, will be considered when determining buffer distances. Measures such as a vegetative barrier (to be planted in accordance with Agriculture Victoria recommendations) may be required between any future development and the existing horticultural uses located approximately 180 metres to the east.

Planning permits allowing residential development may also require that agreements to be registered on titles to ensure that future land owners are aware of the proximity to agricultural uses and the potential land use conflicts.

Potential Environmental Significance Overlay

The subject land is proposed for inclusion within Schedule 5 to the Environmental Significance Overlay (ESO5) which relates to Watercourse Protection. The current policy at Schedule 5 seeks to reduce erosion, maintain vegetation, habitat and improve water quality through retention of native vegetation, preventing development on flood-prone land, and managing surface water runoff. Future development would require referral to the Catchment Management Authority.

Potential Development Contribution Plan Overlay

To ensure that new development contributes towards local infrastructure projects, a Development Contribution Plan (DCP) will apply a levy to new development. Further information on the likely development costs is detailed in Section 5.4 below.

3.2. Existing Planning Controls and Development Opportunities

The subject land is currently zoned farming with no overlays. The schedule to the farming zone sets the minimum subdivision area at 40 hectares, and the minimum area for which no permit is required to use land for a dwelling also at 40 hectares.

The following Local Policies are applicable:

- Clause 22.04 Use and Development of Land in the Farming and Rural Living Zone. This policy seeks to protect productive agricultural land and discourages dwellings or subdivision that are not compatible with agricultural uses.
- Clause 22.05 Spray Drift which seeks to maintain a minimum 300 metre distance between dwellings and agricultural land and discourage residential development that may be affected by agricultural chemical spray drift.

4 DEVELOPMENT OPPORTUNITIES

4.1. Current Development Opportunities

Working within the current planning provisions (outlined at 3.2 above):

- No further subdivision would be possible due to the minimum subdivision area of 40 hectares.
- It may be possible to gain planning approval for a dwelling on Crown Allotment 5, however a farm management plan would be required.

Other permissible uses in the farming zone include:

- Bed and Breakfast
- Camping and caravan park
- Cemetery
- Emergency Services Facility
- Landscape Gardening Supplies
- Primary School
- Secondary School
- Warehouse
- Winery
- Residential Hotel

The Indicative Residential Subdivision Lot Layout Plan in Figure 9 above has been designed to accommodate the requirements of the proposed overlays outlined in section 3.1 above, along with the environmental constraints outlined in Section 5.1 below, and the servicing considerations outlined in Section 5.2 below.

To cater for stormwater quality treatment and detention prior to discharging into the waterway, Mount Alexander Shire approves of the use of sediment ponds, bioretention systems, wetlands, swales, and other processes listed in their "MUSIC Guidelines, September 2019". Large systems like retention basins, sediment ponds, wetlands, need to be contained within drainage reserves, while also allowing for maintenance access.

Potential basin sizes could range from 800m² to 1500m², with additional land set aside for passive use. The manner of system that would best suit this site would be determined through a detailed analysis and completion of a Stormwater Management Strategy and in consultation with Council and the NCCMA. Similar to the basin constructed next door, it could be located within the 30m waterway buffer, with the support of Council and the NCCMA.

The requirements of the proposed Design and Development Overlay (DDOZ) include large setbacks, reduced building site coverage, specifying fence types, and limiting building height. The proposed lots have sufficient area and dimensions for future dwellings to accommodate these requirements while facilitating views to Leanganook/Mount Alexander.

It is expected that the Potential Environmental Significance Overlay would correspond with the requirements of the North Central Catchment Management Authority (NCCMA). With further investigation the number of lots and developable area in the northern part of Crown Allotment 5 may increase or decrease.

The development levy required by the Development Contribution Plan Overlay will likely require a monetary contribution to be made to Council.

The proposed Development Plan Overlay (DPO) would require consideration to be given to the residential-farming interface. A vegetation buffer or an Agreement registered on title may be required. It appears that the road reserve is wide enough to accommodate planting of a tree buffer in addition to road infrastructure, which could include the existing established trees along the eastern boundary of the road reserve.

Subdivision of three or more lots is considered a high impact activity in accordance with the Aboriginal Heritage Regulations 2018. As such a Cultural Heritage Management Plan (CHMP) will need to be prepared to accompany a planning permit application due to the subject land being located within an area of aboriginal cultural heritage sensitivity.

4.3. Future Retirement Village / Aged Care Facility Development Opportunity

Draft Plan Harcourt indicates "there would be support for an aged-care retirement village or medium density housing development aimed at older people with good access to services given the current shortage of this type of housing within Harcourt".

To the best of our understanding there are no retirement villages or aged care facilities within Harcourt, with the nearest being in Castlemaine. No specific site or requirements have been identified in the Draft Plan Harcourt document, other than stating that such developments should have good access to services.

The potential co-location of childcare and aged care facilities is mentioned throughout the Draft Plan Harcourt report, with both strategic planning and community support behind the concept. There is also strategic support for other co-locations options including a medical / health care centre, or a community centre.

Further support for an aged care facility is evident in the Draft Plan Harcourt report which lists for action the preparation of "local planning policy for Harcourt that aims to locate growth close to the centre of town and provides for housing diversity by:

- Encouraging ageing in place accommodation within close proximity to key facilities and services.
- Where possible, encouraging community facilities to be co-located."



Figure 10: Indicative 58 Bed Residential Aged Care Facility Layout Plan on Crown Allotment 4. Image Source: Beveridge Williams

Development of a retirement village / aged care facility would require the same overlay considerations as the residential subdivision outlined in Section 4.2 above. These are likely to include:

- A large setback, reduced building site coverage, and limiting building height, as required by the proposed Design and Development Overlay;
- limiting development in the northern portion of Crown Allotment 5 to accommodate potential Environmental Significance Overlay and catchment management requirements;
- a monetary development levy contribution to be made to Council in accordance with the future Development Contribution Plan Overlay; and
- consideration to be given to the residential-farming interface, with a vegetation buffer potentially required.

Depending on the structure of Development Contribution Plan, allocating land for, or developing a portion of the land for a community facility may significantly reduce the development levy monetary contribution, or potentially result in a monetary gain.

Of particular relevance are the following clauses of the Mount Alexander Planning Scheme:

16.01-7S Residential Aged Care Facilities

This state level policy seeks to “facilitate the development of well-designed and appropriately located residential aged care facilities” and is broadly supportive of facilities that:

- contribute to housing diversity;
- are located in residential areas with good access to services; and
- promote a high standard of urban design and architecture.

53.17 Residential Aged Care Facility

This particular provision seeks to “facilitate the development of well-designed residential aged care facilities to meet existing and future needs”.

The policy at Clause 53.17 recognises that “residential aged care facilities have a different scale and built form to the surrounding neighbourhood”, and outlines requirements for building height, setbacks, daylight to existing windows, overshadowing, overlooking, noise, a maximum site coverage of 80%, access, provision of communal open space, and fencing types. The built form requirements are less onerous than those of the proposed Design and Development Overlay (DDO). Pursuant to Clause 53.17-3 “If there is any inconsistency between a requirement in this clause and a requirement in another provision of this planning scheme, this clause prevails”.

The policy at Clause 53.17 also seeks “to ensure residential aged care facilities do not unreasonably impact on the amenity of adjoining dwellings”. In addition to the built form measures above, landscaping would need to be included along the site boundaries.

The Department of Health and Human Services publish [guidelines](#) for the design, construction, layout and function of aged care Facilities. These can be accessed through their health.vic website and should be consulted for the preparation of a detailed design response.

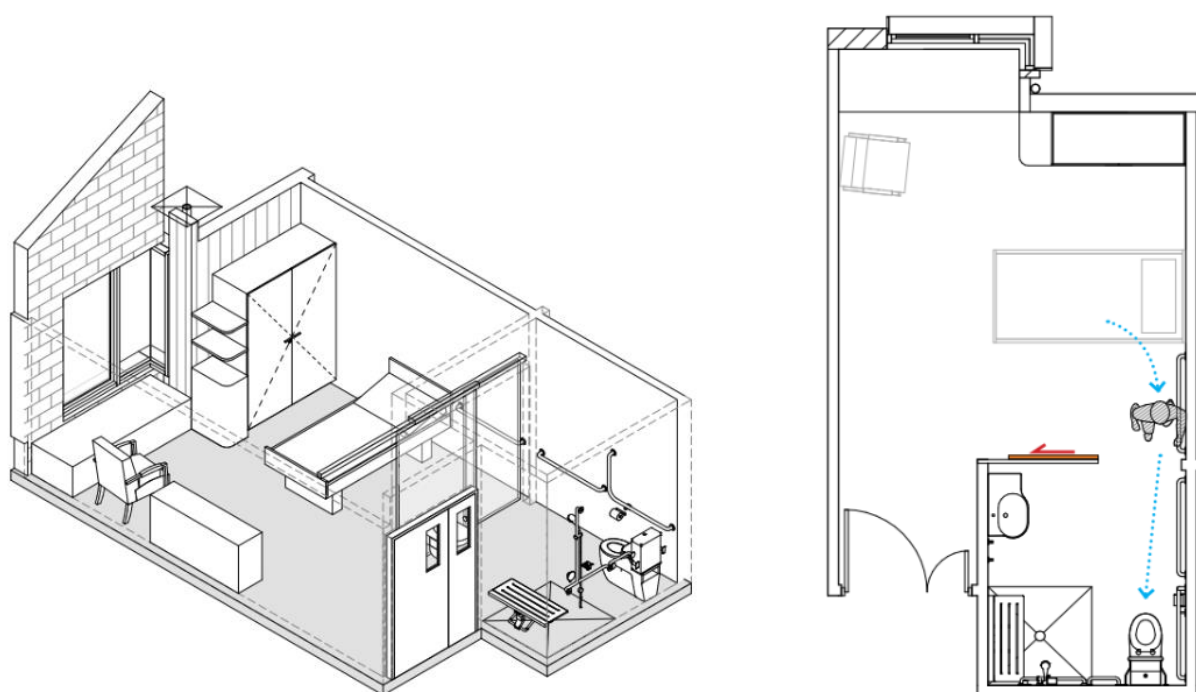


Figure 11: Indicative Dementia Friendly Bedroom and Ensuite Layout. Image Source: Edenhope & District Memorial Hospital

Use of the land for a residential building, a residential village, a retirement village or a child care centre is considered a high impact activity in accordance with the Aboriginal Heritage Regulations 2018. As such a Cultural Heritage Management Plan (CHMP) will need to be prepared to accompany a planning permit application due to the subject land being located within an area of aboriginal cultural heritage sensitivity.

5 DEVELOPMENT COSTS AND CONSTRAINTS

5.1. Environmental Constraints to Development

We have reviewed the environmental constraints that will likely inform or impact development on the subject land below.

Flooding

The Draft Plan Harcourt report indicates that a future flood study is to be commissioned to determine the extent of flood risk in areas earmarked for future expansion.

Advice from the North Central Catchment Management Authority (NCCMA) was sought, and floodplain management advice was received on 02 March 2020 (attached).

No flooding or inundation overlays affect the land however NCCMA have advised that:

- In the event of a 1% AEP flood event it is possible that the property may be subject to inundation from Tributary of Barkers Creek (a designated waterway).
- The applicable 1% AEP flood level for the subject land grades from 341.1 metres AHD down to 340.0 metres AHD, as per the Heathcote Flood Study (2016).
- It is anticipated that flood waters will mostly be contained within the bed and bank of the waterway, and wholly contained within 20 metres of the top of bank (subject to the existing surface levels being surveyed)

NCCMA does not object in principle to residential subdivision development, and would likely require the following conditions to be included on a planning permit:

1. A waterway management and /or drainage easement to be registered on title in favour of NCCMA extending 30 metres from the top of bank. No buildings will be permitted within this easement.
2. A restriction registered on title stipulating that fencing must be open style post and wire or post and rail, and potentially prohibiting buildings, for all land contained within the waterway and drainage easement.
3. Design for the treatment of stormwater runoff is to meet best practice standards prior to discharging to the waterway. A separate Works on Waterway permit for any new stormwater outlet must be obtained directly from NCCMA

The Indicative Residential Subdivision considers the matters outlined in the floodplain management advice. An indicative 30 metre buffer has been shown from the mapped position of the waterway. The lots in the northern portion of the subject land are constrained by potential flooding and as such have large areas to accommodate building envelopes located outside flood prone areas. Any development proposal will be subject to survey to locate the exact location of the waterway and determine the extent of flooding based on natural surface levels.

A detailed stormwater management strategy and detailed drainage plans may be required to accompany any application for development. These plans should demonstrate:

- The integration of existing water courses into WSUD measures;
- Consideration of water treatment and detention;
- No potential lots are within the 1% AEP flood extents;
- That all internal drainage and overland flow paths cater for the appropriate design storms;
- There is no increase in flood effects on downstream and adjacent properties due to works done on the site.

Native Vegetation

No technical assessments have been undertaken to inform this opinion, but a review of satellite imagery viewed on NEARMAP indicates the site is predominantly cleared with scattered trees along the site's perimeter, surrounding the dwelling, and within the waterway environs. At the time of preparation of any planning application a detailed Flora and Fauna Assessment can be undertaken to inform any removal or retention requirements and the payment of any relevant offset requirements.

As outlined in Section 3.1 above, the subject land is proposed for inclusion within Schedule 5 to the Environmental Significance Overlay (ESO5) which seeks to maintain vegetation and habitat and retain native vegetation.

Draft Plan Harcourt highlights the need to retain native vegetation, with new residential development "*designed to protect large old native trees*".

Contamination and Geotechnical Considerations

No potentially contaminated land has been identified by an Environmental Audit Overlay (EAO) within the Plan Harcourt strategic documents, and no comment has been made on geotechnical conditions.

As outlined in Section 3.1 above, the subject land is proposed for inclusion within Schedule 5 to the Environmental Significance Overlay (ESO5) which seeks to reduce the impact on erosion.

Historical mining activities and expired licenses and leases have not been identified on the site, although extensive historical gold mining activities have occurred in the broader area, potentially causing soil contamination.

The potential for contamination and general geotechnical issues on the site needs to be considered.

Bushfire Controls

The site is not located within a Bushfire Management Overlay, and at this stage no future Bushfire Management Overlays are proposed. Accordingly, a Bushfire Assessment will not be required, however, the entire site is located within a designated bushfire prone area.

Note: the BPA controls apply under the Building Regulations, not the Planning Regulations, and require a building surveyor, or appropriately qualified Bushfire Consultant to prepare an assessment of the BAL rating of any dwelling to be constructed on a lot. It is likely the BAL rating will be Low or BAL 12 due to the cleared nature of the site. If classified as BAL 12, construction of the new building will require the addition of certain materials for a building to be constructed, in accordance with the Australian Standard (AS 3959-2009). The Planning Scheme is periodically updated to remove developed areas and depending on timing of delivery for a particular stage. These additional bushfire requirements are sometimes obsolete by the time a purchaser comes to seek their building permit

5.2. Servicing Considerations

Roads and Access

Access to the subject site is assumed to be from Market Street and the unmade government road reserve to the east. It is anticipated that Mount Alexander Shire Council would require the developer to complete road construction (of the unmade government road), road widening, and kerb and channel works (for Market Street) in accordance with Council's Infrastructure Design Manual (IDM).

All internal and surrounding road construction would be to Mount Alexander Shire Council standards and are subject to geotechnical conditions. The dam located within the unmade government road reserve may make road construction more onerous.

Appropriate consideration would need to be given to the interface with the proposed internal road and Market Street. Consultation with Council would be required to determine the interface with the existing road network and determine the intersection treatments to minimise risk for drivers entering and exiting the subject land.

Connection to the residential land to the north would require a bridge over the waterway and is considered unlikely to be required given that road connection to the land to the north can be provided via the lots facing Craigie Street and via frontage to the unmade government road which continues through to Craigie Street.

It is unclear whether road infrastructure would be considered a developer contributed item.

Drainage

To be designed in accordance with the requirements of both NCCMA (outlined in Section 5.1 above) and Council. Developments within Mount Alexander Shire are required to meet Best Practice Environmental Management Guidelines (BPEMG), and only certain WSUD treatments are supported for use. These are outlined in Council's "MUSIC Guidelines, September 2019". Basins and similar treatments are required to be contained within drainage reserves with sufficient access for maintenance by Council.

Sewer

Initial discussions with Coliban Water have indicated that the neighbouring development immediately to the west is to construct a sewer main abutting the subject land (see Figure 12 below). The sewer main will be a Coliban Water asset and will have the capacity to service the subject land.

Easements are to be in favour of Coliban Water. Sewer mains will need to be extended within the subject land to service a residential subdivision. Sewer mains are to be kept outside of the 1 in 5 year flood extent in accordance with the sewer construction code.

Levels available from Coliban Water indicate that the existing sewer is relatively shallow. A site survey would need to be completed to confirm if the site can be entirely served by gravity sewer, or if a sewer pump station would be required.

Further discussion with Coliban Water will be required to establish timing and requirements of sewer construction.

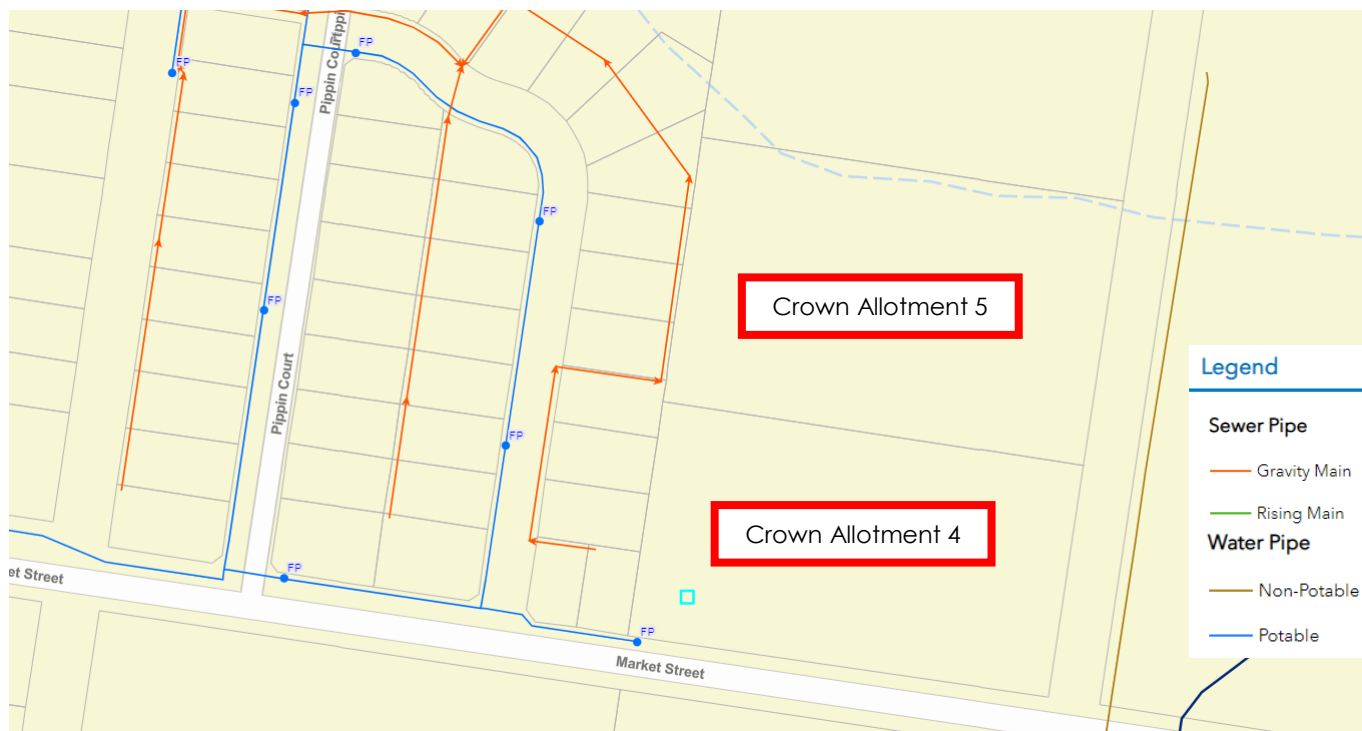


Figure 12: Proposed water and sewer mains. Image Source: Coliban Water Assets Map

Water

Reticulated mains water is to be constructed to the south-west corner of Crown Allotment 4 by the neighbouring development immediately to the west (see Figure 12 above). Internal water mains extension works would be required to service a residential development

Telecommunications

Reticulated Telstra lines run along the northern side of Market Street. Harcourt is also located within an NBN Fixed Wireless area.

Electrical

Currently the subject land is supplied by low voltage overhead electrical lines running along the northern side of Market Street. Any requirement for upgrade to the electrical network to supply the development would be dependent on the scope and type of development on the site. Further discussion with Powercor would be required on this matter.

Gas

The network owner Ausnet have been contacted for information relating to the future supply of gas to the area. There are no current plans to extend the network out in the direction of this site.

5.3. Cultural Heritage

Due to the site's proximity to a tributary of Barkers Creek (a designated waterway) all of the subject land is located within an area of Cultural Heritage Sensitivity. It is anticipated any proposed subdivision, or buildings and works considered a high impact activity, will trigger a requirement to prepare a Cultural Heritage Management Plan.

5.4. Development Costs

Draft Plan Harcourt indicates that Development Contributions Plan requirements are likely to be implemented to ensure that new development contributes towards local infrastructure projects.

To ensure that new development contributes towards local infrastructure projects, a Development Contribution Plan Overlay (DCPO) is proposed to apply a levy to new development.

The draft DCP was due for completion early 2020 however has been delayed. The draft DCP is to include:

- details on the projects to be included;
- the anticipated cost of these projects;
- the types of future development (i.e. residential, commercial) to be included and the cost to be recovered.

DCP's are typically used assist to fund community facilities and infrastructure (such as maternal and child health services and childcare), open space and recreational facilities (such as playgrounds), and public infrastructure (such as road and footpath upgrades).

Without the draft DCP it is difficult to forecast development costs for the subject site at this time. At the time of writing this report, Council's strategic planning team were expecting the plan to be completed in the next couple of months.

6 CONCLUSION

This background assessment concludes that the subject land is a well-placed development site, being located on the outskirts of Harcourt within the proposed residential growth area. The potential combination of the two (2) sites provide a reasonable development parcel to achieve some economies of scale.

The subject land is suitable for several development options, including residential subdivision, and retirement village / aged care facility, with the potential to co-locate with a childcare, medical or other community facility.

The visual backdrop of Leanganook/Mount Alexander presents an opportunity to create view lines from the subject land.

Consideration needs to be given to the site constraints which include the area subject to flooding, the need to retain native vegetation, potential contamination and geotechnical issues, aboriginal cultural heritage, and the provision of infrastructure.

It is anticipated that development of the land is a medium-long term vision with the process being considered over the next 5 plus years. Further strategic planning work needs to be undertaken by Mount Alexander Shire Council to implement a planning scheme amendment incorporating the final Harcourt Framework Plan, Development Contribution Plan, rezone the land identified as being within the residential growth area (including the subject land), and implement the proposed overlays.

The targeted consultation to be carried out by Mount Alexander Shire Council would provide an invaluable opportunity for input with regard to the subject land and its potential development.

Contributors who assisted in the preparation of this advice are happy to be contacted should you have any further queries in relation to interest in development of the land.

Yours faithfully,

Katherine Martin (Town Planner / Surveyor)

Roger Sanders (Senior Engineer)

BEVERIDGE WILLIAMS

7 REFERENCE DOCUMENTS

Draft Plan Harcourt https://www.mountalexander.vic.gov.au/Files/Business/Draft_Plan_Harcourt.pdf

Plan Harcourt Frequently Asked Questions Sheet 5 – Residents in the New Residential Expansion and Growth Areas
[https://www.mountalexander.vic.gov.au/Files/Strategic_Planning/Plan_Harcourt_A4_FAQ_5 -
_Residents in the residential growth and expansion areas - 2pp - 2019 - V4.PDF](https://www.mountalexander.vic.gov.au/Files/Strategic_Planning/Plan_Harcourt_A4_FAQ_5_-_Residents_in_the_residential_growth_and_expansion_areas_-_2pp_-_2019_-_V4.PDF)

Plan Harcourt Frequently Asked Questions Sheet 6 – Horticultural Land Uses
[https://www.mountalexander.vic.gov.au/Files/Strategic_Planning/Plan_Harcourt_A4_FAQ_6 -
_Horticultural land uses - 1pp - 2019 - V4.PDF](https://www.mountalexander.vic.gov.au/Files/Strategic_Planning/Plan_Harcourt_A4_FAQ_6_-_Horticultural_land_uses_-_1pp_-_2019_-_V4.PDF)

North Central Catchment Management Authority Floodplain Management Advice letter dated 02 March 2020

Endorsed Engineering Plan Layout for Mountview Estate (Stage 2)

Mount Alexander Shire MUSIC Guidelines, September 2019